



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: June 16, 2022

Project: Lot 2 Resub of Eastview Subdivision (Certified Plat 2022-010)

**Applicant/
Property**

Owner: SMB Land, LLC

Location: 101 Ferguson Drive (Southeast corner of Eastview Drive and Manningham Drive)

Request Summary

This is a request for a certified plat for one lot and one common area on 0.64 acres in the Eastview Subdivision to accommodate the subdivision's entry sign.



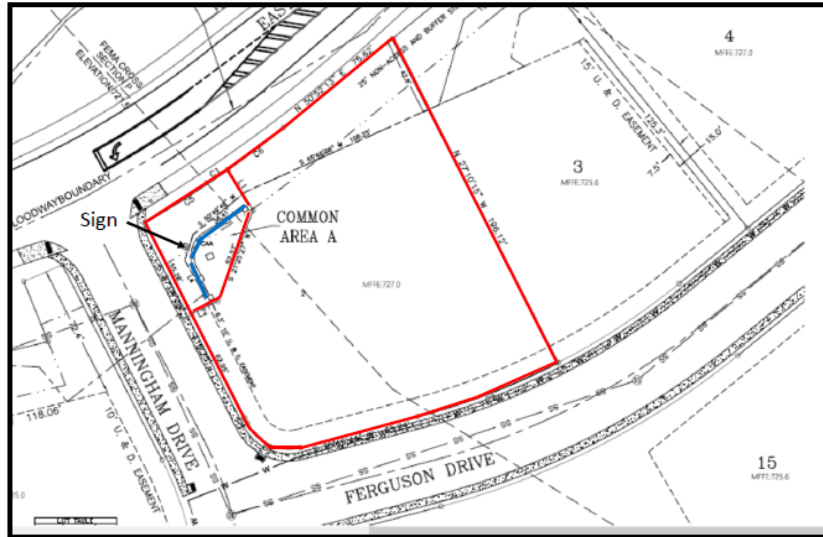
Recommendation

Motion to:

“Approve the Certified Plat for Resub of Lot 2, Eastview Subdivision (CP2022-010) with contingencies.”

Project Request

This is a Certified Plat to create a common area at the entry to the Eastview Subdivision. A sign identifying the Subdivision has been installed at the location. Such signage is not permitted on a residential lot. The resubdivision will make the sign and Lot 2 compliant with the Zoning Ordinance.

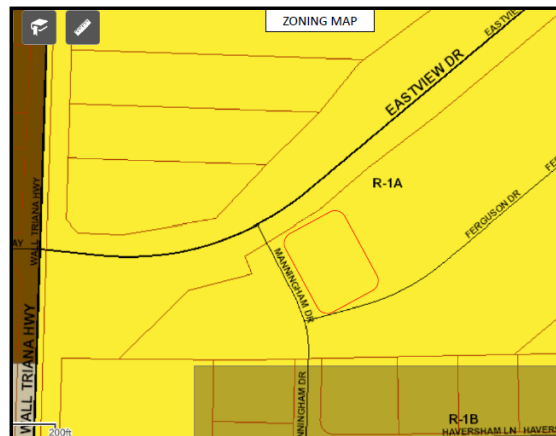


General Information

Background: Not Applicable.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	RM (Residential Medium Density)	R-1A (Low Density Residential)	Single-family subdivision
North of Subject Property (across Eastview Drive)	RM	R-1A	Vacant Lots
East, South and West of Subject Property	RM	R-1A	Single-family subdivision



Conformance with Long Range Plans:

1. Future Land Use Map
The Future Land Use Map designates the subject property RM. The zoning of R-1A is more complaint with RL
2. West Side Master Plan. Not Applicable
3. Growth Plan. Not Applicable
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

The proposed certified plat will correct the placement of a monument sign on a residential lot by creating a common area where the sign is located. The plat meets all applicable regulations, and the resulting single family lot meets minimum size requirements. Staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for Lot 2 Resub, Eastview Subdivision/Certified Plat
2. Certified Plat dated and received June 8, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Lot 2 Resub, Eastview Subdivision Certified Plat

Planning Department

1. Some certificates reference a final plat.
2. Signatures:
 - a. Huntsville Utilities
 - b. North Alabama Gas
 - c. Dedication
 - d. Notaries

Engineering Department

1. The vacation of easement needs to be approved by the City.